

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **AUGUST 7, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Suzanne Davis*, Associate Planner

*Julie Linney*, Fire Department

*Anthony Ghiossi*, Building Official

*Fletcher Parsons*, Associate Engineer

**PUBLIC HEARINGS**

**ITEM 1:**     247 Jones Road  
                  Architecture and Site Application S-07-175

Requesting approval of a second story addition and remodel an existing single family residence on property zoned R-1:8. APN 529-31-004.

PROPERTY OWNER/APPLICANT: Celeste McInerney

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) The project is in compliance with all applicable Hillside Development Standards and Guidelines.
  - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**     232 Arroyo Grande Way  
Architecture and Site Application S-07-180

Requesting approval of a technical demolition of an existing single family residence and construction of a new residence with a reduced side setback on property zoned R-1: 8. APN 424-24-068.

PROPERTY OWNER/APPLICANT: Richard and Keri Young

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
  - Arnold Monaco*, neighbor, had no concerns with the project. Mr. Monaco commented on the Town's interpretation of the Town Code's definition of a demolition. Mr. Monaco felt that the process for technical demolitions was not rational.
  - Mike Rucker*, neighbor, stated he was comfortable with the project and the proposed setbacks.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained as the house will be replaced;
    2. The existing structure has no architectural or historical significance, and is in poor condition;
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structure is such that it is necessary to replace both the interior and exterior wall coverings, resulting in a technical demolition.
  - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 3:**     332 Johnson Avenue  
Architecture and Site Application S-07-53

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence with reduced front and side setbacks on property zoned R-1:8. APN 529-39-023

PROPERTY OWNER: Tony Alarcon

APPLICANT: Tony Jeans, T.H.I.S. Design

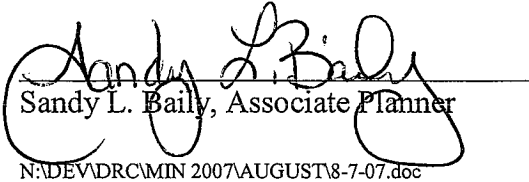
1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:  
    *Jim and Coby Bennette*, neighbors, had no concerns with the project due to modifications made prior to the meeting.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained as the house will be replaced;
    2. The existing structure has no architectural or historical significance, and is in poor condition. The demolition was supported by the Historic Preservation Committee;
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structure is such that it is not viable to remodel and expand the existing house.
  - (d) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
  - (e) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

Meeting adjourned at 9:25 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Bailly, Associate Planner

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